

## ATTACHMENT 10

Summary of the Regional Planning Commission Proceedings



**SUMMARY OF PROCEEDINGS  
REGIONAL PLANNING COMMISSION**

**LOS ANGELES COUNTY GENERAL PLAN UPDATE  
PROJECT NO. 02-305 (1-5)**

**February 26, 2014**

General Plan Overview

At the first public hearing on February 26, 2014, staff provided an overview of the General Plan Update, primarily on the Five Guiding Principles and Planning Areas Framework. The Guiding Principles support the overarching goal of the General Plan, which is Sustainability. The Planning Areas Framework divides Los Angeles County into 11 areas to plan for the unique characteristics and needs of different communities in more systematic and efficient ways through future planning efforts.

General Plan Elements

The General Plan Elements identify countywide planning issues, as well as the goals, policies, and implementation programs to address those issues. At this public hearing, staff presented the Land Use Element and Mobility Element. Highlights include Transit Oriented Districts (TOD) in the Land Use Element, and policies that encourage active transportation and complete streets in the Mobility Element.

Discussion

Twenty individuals testified at the hearing. Highlights include: concerns regarding the impacts of the General Plan Update on rural communities; concerns over the implications of the SEA Program and its impact on various uses; support for policies related to military facilities and operations. There were also inquiries on the impact of the General Plan on privately-owned properties and/or pending applications; the industrial preservation strategy outlined in the Land Use Element and Economic Development Element; and zoning consistency.

During the discussion, staff was asked to consider adding a goal that supports the protection of rural communities. Staff was also directed to prepare a comment matrix that can be used to track comments received during the public hearing process. The General Plan Update was continued to March 26, 2014.

**March 26, 2014**

General Plan Elements

At the second public hearing on March 26, 2014, staff provided an overview of the Air Quality Element; Conservation and Natural Resources Element; Parks and Recreation Element; Noise Element; Safety Element; Public Services and Facilities Element; and Economic Development Element. Staff noted that the Community Climate Action Plan is

a sub-element of the Air Quality Element. Staff also noted that the Conservation and Natural Resources Element includes discussions on Significant Ecological Areas (SEA), Hillside Management Areas (HMA), and Agricultural Resource Areas. Furthermore, staff noted that in the Economic Development Element, Employment Protection Districts (EPDs) are identified to discourage the conversion of significant industrial lands to non-industrial uses.

### Discussion

Representatives from the following County agencies testified in support of the General Plan Update: Department of Public Health; Department of Parks and Recreation; Community Development Commission; Chief Executive Office (CEO) Office of Child Care; and CEO Office of Emergency Management. In addition, ten individuals testified on the Regional Trails Systems Map and spoke in support of multi-user trails and regional connectivity, which are addressed in the Parks and Recreation Element.

During the discussion, staff was asked to consider adding goals to the Air Quality Element that address the minimization of dust, as well as the preservation of mature trees and the planting of new trees in construction projects. Staff was also asked to consider adding a policy to encourage renewable energy. Staff was also asked to look into the possibilities of restricting mineral resources extraction, including fracking. Furthermore, staff was asked to update the County libraries figure in the Public Services and Facilities Element. The General Plan Update was continued to April 23, 2014.

### **April 23, 2014**

At the third public hearing on April 23, 2014, staff provided an overview of the SEA Program, SEA Ordinance, and HMA Ordinance.

### SEA Program

Staff provided an overview of the SEA Program, which is designed to maintain the balance between the use of land and protection of biological resources. Staff presented SEA Maps that illustrate new and expanded 21 SEA boundaries, and explained the program components, which also include the SEA Ordinance, including Development Map and the Connectivity and Constriction Map; and SEA Program Guide. Staff indicated that the SEA Ordinance focuses on sensitive site design and permitting based on the location of projects and impacts on resources. Staff also discussed the Development Map and Connectivity and Constriction Map, which are maps associated with the Ordinance; and the SEA Program Guide, which provides additional resources and guidance.

### HMA Ordinance

Staff provided an overview of the HMA Ordinance, which addresses the impacts of development on hillsides. Staff highlighted permit requirements and findings as well as open space requirements for future projects in HMAs. Staff also discussed the implementing guidelines.

### Discussion

Ten individuals testified at the hearing. A majority of the testifiers expressed concerns over the SEA Ordinance, the expanded SEA boundaries, and the impacts of the SEA Program on mining operations.

The discussion included questions regarding the methodology used to develop the invasive plant list in the SEA Program Guide, as well as permit requirements for single family residences in the SEA Ordinance. For the HMA Ordinance, staff was asked to provide more information regarding the grading threshold that triggers HMA permit requirements; density calculations and whether the HMA Ordinance was in conflict with other existing regulations; and the definition of Improved Open Space. The discussion on the SEA Program Update, SEA Ordinance and HMA Ordinance was continued to June 25, 2014, and the remainder of the General Plan Update was continued to May 28, 2014.

### **May 28, 2014**

#### Zoning Amendments and Zone Changes

At the fourth public hearing on May 28, 2014, staff provided an overview of rezoning and amendments to Title 22 for zoning consistency with the General Plan Update. Staff indicated that approximately 4,500 parcels are proposed to be rezoned. These parcels were identified using two factors: 1) implementation of major policies in the General Plan, including TODs and EPDs; and 2) “clean-up” of the Zoning Map, where the Land Use designation, zoning and/or current uses of each property are inconsistent. Amendments to Title 22 include the creation of new zones, revisions to the Industrial Zones, and the elimination of unmapped zones and districts. Staff also explained outreach methodology, which targeted the affected property owners.

### Discussion

One individual spoke in opposition to the expansion of the SEA boundaries. Another individual spoke in support of the General Plan Update in allowing more opportunities to propose multi-family housing projects.

The discussion focused on the feasibility of the high residential densities allowed by the draft Mixed Use Zone, as well as implications on infrastructure and non-conforming uses. The staff was asked to report back with more information on the draft Mixed Use Zone. The remainder of the General Plan Update was continued to June 25, 2014.

### **June 25, 2014**

#### Community Climate Action Plan

At the fifth public hearing on June 25, 2014, staff and the County’s consultant presented the Community Climate Action Plan (CCAP), which establishes a greenhouse gas emissions reduction target that is consistent with state goals outlined in Assembly Bill 32; identifies new and existing measures to reach the reduction target; and streamlines the CEQA process for projects.

### Draft EIR

On June 19, 2014, prior to the hearing, staff provided copies of the Draft EIR.

### Discussion

One person spoke in support of the CCAP and recommended the incorporation of additional solar technologies and ways to increase energy efficiency. Staff was asked to ensure that those recommendations are addressed in the CCAP. The discussion on the SEA Program Update, SEA Ordinance and HMA Ordinance was continued to August 6, 2014, and the remainder of the General Plan Update was continued to July 23, 2014.

## **July 23, 2014**

### Edits to the Draft General Plan

At the sixth public hearing on July 23, 2014, staff provided an overview of the edits made to the January 2014 version of the Draft General Plan, based on comments provided by various stakeholders. Prior to the hearing, staff provided the Commission with a July 10 version of the Draft General Plan.

### CCAP

Prior to the hearing, staff provided the Commission with a revised CCAP.

### Zoning Consistency

Prior to the hearing, staff provided the Commission with an analysis of the draft MXD Zone.

### Discussion

One individual testified at the hearing, and commented on the Transfer of Development Rights implementation program, and the need for more restrictions on development within Very High Fire Hazard Zones and stronger environmental policies.

The discussion focused on the relationship between land use density and minimum lot sizes, particularly in rural areas. The remainder of the General Plan Update was continued to August 27, 2014.

## **August 6, 2014**

At the seventh public hearing on August 6, 2014, staff provided an overview of the revised HMA Ordinance and implementing guidelines, and the SEA Program and Ordinance.

### HMA Ordinance

Staff described revisions made based on stakeholder comments on the following sections: Definition, Permit Required, Conditions of Approval for Open Space Recordation, and Findings in the Ordinance; and Site Planning Section in the

Guidelines. Staff also added language to clarify regulations as they relate to Community Standards Districts.

#### SEA Program and SEA Ordinance

Staff focused on SEA boundaries, particularly the history of their development and the methodology used in mapping process. Staff presented that the SEA acreage increase is much less than what the maps convey, due to the applicability of the current SEA Ordinance. Regarding public requests received for SEA boundary changes, staff explained that boundaries have been adjusted or added to the SEA Development Map if the requests met certain criteria.

#### Discussion

Fourteen individuals testified at the hearing. The majority expressed concerns over the SEA boundary changes and their impact on land development, particularly mining operations. Four people indicated that the public hearing for the Antelope Valley Area Plan Update should proceed before the General Plan Update. Other concerns raised include a need for SEA Ordinance revisions to address density, site design, and permit process; and incorporating the impact of global warming on biological resources.

Staff was asked to keep stakeholders apprised of updates on the SEA Program and Ordinance. The discussion on the SEA Program Update, SEA Ordinance and HMA Ordinance was continued to August 27, 2014.

#### **August 27, 2014**

The August 27, 2014 public hearing was canceled, and the entirety of the General Plan Update was continued to October 8, 2014.

#### **October 8, 2014**

#### SEA Program

At the ninth public hearing on October 8, 2014, staff provided additional information on the status of the SEA Program Update, and recommended that the SEA Ordinance be taken off calendar from the rest of the General Plan Update to allow additional time to address stakeholders concerns regarding the SEA Ordinance, and to allow for more comprehensive community-level outreach.

#### Discussion

Thirteen individuals testified at the hearing. The majority spoke in opposition of the expansion of SEAs on mining properties, agricultural areas, and Economic Opportunity Areas proposed in the Antelope Valley Area Plan Update, and expressed concerns over the implementation of the SEA Ordinance. One individual spoke in support of the SEA Program, with recommendations to change the SEA Ordinance. Three individuals inquired about zoning consistency and the impact on a specific property in Kinneloa Mesa. The SEA Ordinance was taken off calendar, and the remainder of the General Plan Update was continued to December 10, 2014.

## **December 10, 2014**

At the tenth public hearing on December 10, 2014, staff provided a recap of the previous meetings. The Commission considered the General Plan Update in its entirety and the Final EIR, closed the public hearing, and recommended the EIR and General Plan Update to the Board of Supervisors for approval.

### Discussion

Seven individuals testified at the hearing. Three individuals expressed concerns over the Hillside Management Ordinance indicating that more time is needed to review the Ordinance, that the Ordinance should be separated from the General Plan Update, and that the Ordinance will impact the County's ability to meet its regional housing needs. One individual expressed concerns over not having been notified of the changes to the SEA Program. Another individual commented on the importance of maintaining the proposed SEAs, and suggested that some large sites in the East San Gabriel Valley be designated RL 40 to prevent parcel fragmentation. In addition, one individual spoke in support of a proposed zone change in the Kinneloa Mesa community. Finally, another individual spoke in support of the General Plan Update and complimented the staff on the level of responsiveness and outreach on the General Plan Update as well as concurrent projects for the community of Willowbrook. In their discussion, the Commission indicated that the hillsides are not appropriate areas to try to meet the region's housing needs. The Commission also expressed concerns over the proposed SEAs in existing community plan areas.

Before closing the public hearing, the Commission directed staff to amend the Hillside Management Ordinance to clarify that adopted Area, Community or Neighborhood Plans in conjunction with the General Plan, establish the appropriate residential density range for a project. In addition, the Commission directed staff to identify proposed expanded SEAs within the communities of Altadena, Hacienda Heights and Rowland Heights as "Conceptual SEAs," add language to clarify that the Conceptual SEAs be further considered and effective upon the preparation of community-based planning efforts. It was noted that the existing adopted SEA boundaries within these areas will remain in place and will not be affected by the designation of proposed expanded SEAs as Conceptual SEAs.